

TOWN OF ARLINGTON
MINUTES
COMMITTEE MEETING
PERMANENT TOWN BUILDING COMMITTEE
Tuesday, August 20, 2013

PRESENT: Andrew Flanagan, John Maher, Alan Reedy, Bill Hayner, Michael Boujoulian,
Robert Jefferson

ABSENT: Adam Chapdelaine, Mark Miano, Suzanne Robinson, John Cole, Diane Johnson

GUESTS: Eric Ammondson – Ammondson Architects

Meeting was called to order at 7:30PM

Central Fire Station

Chief Jefferson reported that he met with Reggie Rome, Jeff Shaw and Michael Byrne to assess impact of seismic code. There is a hearing scheduled in September in which the draft language will be reviewed. The current plan is to wait on draft language wait till September to evaluate the final language, and then determine whether to proceed with drafting plans or prepare appeal. As of now the schedule is intact.

Robbins Library

It was reported that the job is substantially complete and the slate work will be finished by the end of the week. The next component of the project includes the installation of flashing and gutters. The Town has been pleased with the contractor's work and the project is on time and on budget.

Community Safety Building

Eric Ammondson reported that the water proofers were on site today and working on the antenna tower and the north planter. WES has been working on the vapor barrier inside the windows and roofing has begun. It was further reported that the curtainwall and window contractors were on site as of 8/21 and were resealing where leaks have occurred. Eric reported that another water test will be needed. Capitan Flaherty reported that there was substantial leaking in the Emergency Operations Center during the last water test. The new date for substantial completion is 10/4/13.

Mr. Ammondson gave an overview on the project progress. There has been limited work on site over the past several weeks. Effective today, work on the north planter and waterproofing the CMU walls within the antennae tower is ongoing. The contractor expects to finish in the antennae tower by the end of this week. Work on the Cusack Terrace roof is underway. Miscellaneous metal flashing is being installed. The north planter failed a flood test last week. WES is on site today performing repairs and expects to perform another flood test tomorrow. WES is performing air barrier work on the interior of the second floor windows and re-sealing at window exteriors so that a new water test can be performed. WES expects their window subcontractor back on site this week to re-begin the west curtainwall installation.

Windows and Curtainwall. Mr. Ammondson noted that Ammondson has not accepted the second floor operable windows due to issues with their operation and the glazing. The east curtainwall is expected to leave the manufacturer on 8/23/13.

Water Testing. WES is trying to schedule a second differential water test on one of the second floor windows. The repairs to this window have not been performed yet.

Schedule: WES provided an updated schedule just prior to the meeting with a revised substantial completion date of 10/4/13. Mr. Ammondson noted that he has not reviewed the schedule in detail but that he projects with contract closeout and punchlist items, the final completion could be approximately 10/31/13 if WES is able to meet key dates.

ADP Issues: Captain Flaherty noted that their mechanical contractor (Duggan) has confirmed that the heat pump in Room 208 is performing properly. Captain Flaherty will follow up with Duggan to make certain that they perform the necessary water treatment to the cooling tower as required by the manufacturer. Captain Flaherty noted that they were not given notice prior to the flood test and that large amounts of water leaked through the ceiling in the Guard Room, ruining 6 ceiling tiles.

Requisitions: Mr. Ammondson presented Payment Application 12 and reviewed the line items. The PTBC unanimously approved this application in the amount of \$145,895.30 and the application was signed by Mr. Flanagan as acting chair of the PTBC.

Executive Session: The PTBC unanimously agreed to go into executive session and then to adjourn.

The following invoices approved:

WES # 12 \$145,895.30

Executive Session

Motion made by Robert Jefferson to enter Executive Session, seconded by Michael Boujoulian:

To enter executive session to discuss strategy with respect to potential litigation AND to re-enter open session only for the purpose of adjourning the meeting.

Chair Andrew Flanagan stated that having this discussion in open session would have a detrimental effect on the Town's litigating position.

Roll Call to enter Executive Session

	Yes	No
Allen Reedy	X	
Mike Boujoulian	X	
Andrew Flanagan	X	
Bob Jefferson	X	
John Maher	X	
Bill Hayner	X	

Roll Call to exit Executive Session for the purpose of adjourning

	Yes	No
Allen Reedy	X	
Mike Boujoulian	X	
Andrew Flanagan	X	
Bob Jefferson	X	
John Maher	X	
Bill Hayner	X	

Meeting adjourned at 8:35 PM

Respectfully submitted,

Andrew P. Flanagan